

FACTSHEET

TITLE: **PRELIMINARY PLAT NO. 02022, G & C ADDITION**, requested by Engineering Design Consultants on behalf of Gary and Carolyn Christensen and Delisi Brothers, Inc., to create 15 lots and 1 outlot, including requests to waive street frontage, street paving, curb and gutter, sidewalks and street trees, and to allow dead-end streets without a turnaround, on property generally located southwest of the intersection of South Coddington Avenue and West "O" Street.

STAFF RECOMMENDATION: Conditional approval; approval of the waiver of street frontage; and denial of all other waiver requests.

ASSOCIATED REQUESTS: Change of Zone No. 3386 (03-36).

SPONSOR: Planning Department

BOARD/COMMITTEE: Planning Commission
Public Hearing: 01/08/03
Administrative Action: 01/08/03

RECOMMENDATION: Conditional Approval; approval of the waiver of street frontage; and denial of all other waiver requests (8-0: Carlson, Bills-Strand, Larson, Newman, Duvall, Taylor, Krieser and Schwinn voting 'yes'; Steward absent).

FINDINGS OF FACT:

1. This preliminary plat and the associated Change of Zone No. 3386 were heard at the same time before the Planning Commission on January 8, 2003.
2. The applicant has requested the following waivers:
 - A. To allow Outlot A without frontage to a street.
 - B. Street paving, curb and gutter, sidewalks and street trees along South Coddington Avenue.
 - C. To allow dead-end streets without a turnaround.
3. The staff recommendation of conditional approval is based upon the "Analysis" as set forth on p.8, concluding that with minor modifications, this change of zone and preliminary plat are consistent with the Zoning Ordinance and Comprehensive Plan. The staff recommendation includes approval of Waiver A (above) and denial of Waivers B and C (above).
4. The applicant's testimony is found on p.11-12, including requests to delete Condition #1.1.1, which requires the improvements to South Coddington Avenue, and to amend Condition #1.1.3, which requires the vacation of West M Street and West N Street west of South Coddington Avenue prior to approval of final plats (the developer is interested in a land swap as opposed to paying for the right-of-way [See Minutes, p.11-12]).
5. There was no testimony in opposition.
6. On January 8, 2003, the Planning Commission agreed with the staff recommendation and voted 8-0 to recommend conditional approval, as set forth in the staff report dated December 19, 2002. The Planning Commission recommended approval of Waiver A (above) and denial of Waivers B and C (above).
7. On January 9, 2003, a letter reflecting the action of the Planning Commission and the conditions of approval was mailed to the applicant (p.3-5).
8. On January 16, 2003, Richard P. Onnen filed a letter of appeal on behalf of Gary and Carolyn Christensen, appealing Conditions #1.1.1, #1.1.3, #1.1.4 and #3.3 (p.2).
9. The Site Specific conditions of approval required to be completed prior to scheduling this application on the City Council agenda have been submitted by the applicant and approved by the reviewing departments, except that Conditions #1.1.1, #1.1.3 and #1.1.4 have not been completed because they have been appealed to the City Council.

FACTSHEET PREPARED BY: Jean L. Walker

REVIEWED BY: _____

REFERENCE NUMBER: FS\CC\2003\PP.02022 G&C

DATE: February 18, 2003

DATE: February 18, 2003

FILED
CITY CLERK'S OFFICE
'03 JAN 16 AM 11 20

CITY OF LINCOLN
NEBRASKA



630 North Cotner Blvd., Suite 105
Lincoln, Nebraska 68505

January 15, 2003

Joan Ross
City Clerk
555 S. 10th Street
Lincoln, NE 68508

Re: Preliminary Plat 02022, G & C Addition
EDC Project No. 01-053

Dear Joan:

Notice is hereby given that the applicants, Gary and Carolyn Christensen, appeal the action taken by the Lincoln/Lancaster County Planning Commission on January 8, 2002, by including the following conditions of approval:

Condition 1.1.1
Condition 1.1.3
Condition 1.1.4
Condition 3.3

Please schedule the appeal of these items with the Preliminary Plat Resolution.

Regards,

A handwritten signature in dark ink, appearing to read "R. P. Onnen". The signature is fluid and cursive, written over a light background.

Richard P. Onnen, P.E.

RPO/kle

cc: Jean Walker, Planning Department
Gary Christensen

January 9, 2003

Engineering Design Consultants
Richard Onnen
630 North Cotner Blvd., Suite 105
Lincoln, NE 68505

Re: Preliminary Plat No. 02022
G & C Addition

Dear Mr. Onnen:

At its regular meeting on Wednesday, **January 8, 2003**, the Lincoln-Lancaster County Planning Commission granted approval to your preliminary plat, **G & C Addition**, located in the general vicinity of **southwest of the intersection of South Coddington Avenue and West O Street**, subject to the following conditions:

Site Specific:

1. After the subdivider completes the following instructions and submits the documents and plans and 6 copies to the Planning Department, the preliminary plat will be scheduled on the City Council's agenda: (NOTE: These documents and plans are required by ordinance or design standards.)
 - 1.1 Revise the preliminary plat to show:
 - 1.1.1 Required paving, curb and gutter, sidewalks and street trees along that portion of the plat adjacent to South Coddington Avenue.
 - 1.1.2 Revise Note #26 to read as follows:
The following waivers to design standards for subdivisions are granted:

A. To allow Outlot A without frontage to a street.
 - 1.1.3 Add Note #28 stating that final plats will not be approved until West M and N Streets west of South Coddington Avenue have been vacated.
 - 1.1.4 Revise the landscape plan to show required street trees along South Coddington Avenue.
 - 1.1.5 Revise the legal description to include a portion of the vacated alley through Block 3, Manchester Heights Addition.
 - 1.2 The applicant submits a revised grading and drainage plan for review and approval by Public Works and Utilities.
2. The City Council approves associated requests:

2.1 Waiver to allow Outlot A without frontage to a street.

2.2 Change of Zone #3386.

General:

3. Final Plats will be scheduled on the Planning Commission agenda after:

3.1 The subdivider has completed or posted a surety to guarantee the completion of the public streets, sidewalks, sanitary sewer system, water system, drainage facilities, land preparation and grading, sediment and erosions control measures, storm water detention/retention facilities, drainageway improvements, street lights, street trees, and street name signs.

3.2 The subdivider has signed an agreement that binds the subdivider, its successors and assigns:

3.2.1 To submit to the Director of Public Works a plan showing proposed measures to control sedimentation and erosion and the proposed method to temporarily stabilize all graded land for approval.

3.2.2 To complete the private improvements shown on the preliminary plat.

3.2.3 To maintain the outlot and private improvements on a permanent and continuous basis. However, the subdivider may be relieved and discharged of this maintenance obligation upon creating in writing a permanent and continuous association of property owners who would be responsible for said permanent and continuous maintenance. The subdivider shall not be relieved of such maintenance obligation until the document or documents creating said property owners association have been reviewed and approved by the City Attorney and filed of record with the Register of Deeds.

3.2.4 To submit to the lot buyers and home builders a copy of the soil analysis.

3.2.5 To pay all improvement costs.

3.2.6 To comply with the provisions of the Land Preparation and Grading requirements of the Land Subdivision Ordinance.

3.2.7 To protect the trees that are indicated to remain during construction and development.

3.2.8 To properly and continuously maintain and supervise the private facilities which have common use or benefit, and to recognize that there may be additional maintenance issues or costs associated with providing for the proper functioning of storm water detention/retention facilities as they were designed and constructed within the development, and that these are the responsibility of the land owner.

3.2.9 To relinquish the right of direct vehicular access to Homestead Expressway from Lots 3 through 8, Block 1 , and from Lot 8, Block 1 to West O Street except via the existing frontage road.

3.3 West M and N Streets west of South Coddington Avenue have been vacated.

The findings of the Planning Commission will be submitted to the City Council for their review and action. You will be notified by letter if the Council does not concur with the conditions listed above.

You may appeal the findings of the Planning Commission to the City Council by filing a notice of appeal with the City Clerk. The appeal is to be filed within 14 days following the action by the Planning Commission. You have authority to proceed with the plans and specifications for the installation of the required improvements after the City Council has approved the preliminary plat. If you choose to construct any or all of the required improvements prior to the City's approval and acceptance of the final plat, please contact the Director of Public Works before proceeding with the preparation of the engineering plans and specifications. If the required minimum improvements are not installed prior to the City Council approving and accepting any final plat, a bond or an approved Agreement of Escrow of Security Fund is required.

The approved preliminary plat is effective for only ten (10) years from the date of the City Council's approval. If a final plat is submitted five (5) years or more after the effective date of the preliminary plat, the City may require that a new preliminary plat be submitted. A new preliminary plat may be required if the subdivision ordinance or the design standards have been amended.

You should submit an ownership certificate indicating the record owner of the property included within the boundaries of the final plat when submitting a final plat.

The Subdivision Ordinance requires that there be no liens of taxes against the land being final platted and that all special assessment installment payments be current. When you submit a final plat you will be given forms to be signed by the County Treasurer verifying that there are no liens of taxes and by the City Treasurer verifying that the special assessment installment payments are current.

Sincerely,

J. Greg Schwinn, Chair
City-County Planning Commission

cc: Owner
Public Works - Dennis Bartels
LES
Alltel Communications Co.
Cablevision
Fire Department
Police Department
Health Department
Parks and Recreation
Urban Development
Lincoln Public Schools
County Engineers
City Clerk
File (2)

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

This is a combined staff report for related items. This report contains a single background and analysis section for all items. However, there are separate conditions provided for each individual application.

P.A.S.: Change of Zone #3386 **DATE:** December 19, 2002
Preliminary Plat #02022 - G&C Addition

SCHEDULED PLANNING COMMISSION MEETING: January 8, 2003

PROPOSAL: CZ#3386 - A change of zone from H-3 to I-1.

PP#02022 - Creates 15 lots for development and one outlot for storm water detention.

WAIVER REQUESTS:

1. To allow Outlot A without frontage to a street.
2. To not require street paving, curb and gutter, sidewalks and street trees along South Coddington Avenue.
3. To allow dead-end streets without a turnaround.

LAND AREA: Approximately 12.21 acres.

CONCLUSION: With minor modifications this change of zone and preliminary plat are consistent with the Zoning Ordinance and Comprehensive Plan.

RECOMMENDATION:

Change of Zone #3386

Approval

Preliminary Plat #02022 - G&C Addition

Conditional Approval

WAIVER REQUESTS

- To allow Outlot A without frontage to a street.
- To not require street paving, curb and gutter, sidewalks and street trees along South Coddington Avenue.
- To allow dead-end streets without a turnaround.

Approval

Denial

Denial

GENERAL INFORMATION:

LEGAL DESCRIPTION:

Change of Zone #3386 - See attached.

Preliminary Plat #02022 - G&C Addition - See attached.

LOCATION: Southwest of the intersection of South Coddington Avenue and West O Street.

CONTACT: Richard Onnen
Engineering Design Consultants
630 North Cotner Blvd., Suite 105
Lincoln, NE 68505
(402) 464-4011

APPLICANT: Gary and Carolyn Christensen
1101 Arapahoe Street, Suite 3
Lincoln, NE 68502
(402) 420-7777

OWNERS:	Gary and Carolyn Christensen	Delisi Brothers, Inc.
	1101 Arapahoe Street, Suite 3	3500 West A Street
	Lincoln, NE 68502	Lincoln, NE 68522
	(402) 420-7777	(402) 438-2268

EXISTING ZONING: H-3 Highway Commercial, I-1 Industrial

EXISTING LAND USE: Commercial, Vacant

SURROUNDING LAND USE AND ZONING:

North:	Commercial	H-3
South:	Commercial, BNSF railroad tracks	I-1
East:	Commercial	H-3, I-1
West:	Homestead Expressway	H-3, I-1

COMPREHENSIVE PLAN SPECIFICATIONS:

Page F25 - This area is designated for commercial and industrial land use on the Future Land Use Map.

Page F27 - This area is shown within the City's Future Service Limit.

HISTORY: Preliminary Plat was submitted **October 8, 2002**.
Letter noting application deficiencies to be corrected was sent **November 8, 2002**.
Planning Director's letter was sent **November 22, 2002**.
Revised preliminary plat was submitted **November 27, 2002**.

UTILITIES: This site is located within the City's Future Service Limit, and City water and sewer service can be provided. Electricity, telephone and cable service can also be provided.

ANALYSIS:

1. A waiver to allow a lot without frontage to a street is required for Outlot A to remain as shown. A 30' storm sewer, drainage and access easement is provided across Lot 2 from Magnum Court to the outlot. As the purpose of the outlot is for storm water detention, access to a street via an easement is appropriate.
2. The plat does not show the improvements to South Coddington Avenue as required by the Subdivision Ordinance. Waivers to paving, curb and gutter, sidewalks and street trees have all been requested, the justification being that the existing rural cross-section roadway is adequate to support the proposed development. The applicant further states that given the condition of the existing street, the street trees and sidewalks should be waived because the rural cross-section roadway does not provide space for them.

The intent of Lincoln Municipal Code in requiring improvements in conjunction with platting ensures that adequate, modern infrastructure is built to support proposed development. This includes upgrading substandard infrastructure, as is the case with this project. The result is a continuous upgrading of the City's infrastructure.

A waiver to paving, curb and gutter, and street trees was also requested when the property adjacent to the south was recently subdivided. That request was denied by the City Council and the owner must construct all required improvements. Consistent with that action and in the absence of any hardship or technical infeasibility, this request to waive improvements to South Coddington should also be denied.

3. This plat creates dead-end streets of West M and N Streets. In response, the applicant is requesting a waiver to the requirement to provide permanent turnarounds at the ends of the street. The applicant has also stated that petitions to vacate M and N Streets west of South Coddington Avenue have been submitted.

Streets have not been constructed in the rights-of-way to be vacated, and would serve little purpose if they had considering the development pattern in this area. The proposed street vacations are encouraged as they will convert unneeded and excess public right-of-way into usable property. It is recommended that the waiver to provide turnarounds be denied to help ensure the street vacation petitions continue to proceed through the process.

4. Minor corrections must be made to the grading and drainage. Those items are noted in the attached report from Public Works and Utilities. These corrections will need to be made prior to this item being forwarded to City Council.

CONDITIONS:

Preliminary Plat #02022

Site Specific:

1. After the subdivider completes the following instructions and submits the documents and plans and 6 copies to the Planning Department, the preliminary plat will be scheduled on the City Council's agenda: (NOTE: These documents and plans are required by ordinance or design standards.)
 - 1.1 Revise the preliminary plat to show:
 - 1.1.1 Required paving, curb and gutter, sidewalks and street trees along that portion of the plat adjacent to South Coddington Avenue.
 - 1.1.2 Revise Note #26 to read as follows:
The following waivers to design standards for subdivisions are granted:

A. To allow Outlot A without frontage to a street.
 - 1.1.3 Add Note #28 stating that final plats will not be approved until West M and N Streets west of South Coddington Avenue have been vacated.
 - 1.1.4 Revise the landscape plan to show required street trees along South Coddington Avenue.
 - 1.1.5 Revise the legal description to include a portion of the vacated alley through Block 3, Manchester Heights Addition.
 - 1.2 The applicant submits a revised grading and drainage plan for review and approval by Public Works and Utilities.
2. The City Council approves associated requests:
 - 2.1 Waiver to allow Outlot A without frontage to a street.
 - 2.2 Change of Zone #3386.

General:

3. Final Plats will be scheduled on the Planning Commission agenda after:
 - 3.1 The subdivider has completed or posted a surety to guarantee the completion of the public streets, sidewalks, sanitary sewer system, water system, drainage facilities, land preparation and grading, sediment and erosions control measures, storm water detention/retention facilities, drainageway improvements, street lights, street trees, and street name signs.

- 3.2 The subdivider has signed an agreement that binds the subdivider, its successors and assigns:
- 3.2.1 To submit to the Director of Public Works a plan showing proposed measures to control sedimentation and erosion and the proposed method to temporarily stabilize all graded land for approval.
 - 3.2.2 To complete the private improvements shown on the preliminary plat.
 - 3.2.3 To maintain the outlot and private improvements on a permanent and continuous basis. However, the subdivider may be relieved and discharged of this maintenance obligation upon creating in writing a permanent and continuous association of property owners who would be responsible for said permanent and continuous maintenance. The subdivider shall not be relieved of such maintenance obligation until the document or documents creating said property owners association have been reviewed and approved by the City Attorney and filed of record with the Register of Deeds.
 - 3.2.4 To submit to the lot buyers and home builders a copy of the soil analysis.
 - 3.2.5 To pay all improvement costs.
 - 3.2.6 To comply with the provisions of the Land Preparation and Grading requirements of the Land Subdivision Ordinance.
 - 3.2.7 To protect the trees that are indicated to remain during construction and development.
 - 3.2.8 To properly and continuously maintain and supervise the private facilities which have common use or benefit, and to recognize that there may be additional maintenance issues or costs associated with providing for the proper functioning of storm water detention/retention facilities as they were designed and constructed within the development, and that these are the responsibility of the land owner.
 - 3.2.9 To relinquish the right of direct vehicular access to Homestead Expressway from Lots 3 through 8, Block 1, and from Lot 8, Block 1 to West O Street except via the existing frontage road.
- 3.3 West M and N Streets west of South Coddington Avenue have been vacated.

Prepared by:

Brian Will, AICP
Planner II

**CHANGE OF ZONE NO. 3386
and
PRELIMINARY PLAT NO. 02022,
G & C ADDITION**

PUBLIC HEARING BEFORE PLANNING COMMISSION:

January 8, 2003

Members present: Carlson, Bills-Strand, Larson, Newman, Duvall, Taylor, Krieser and Schwinn;
Steward absent.

Staff recommendation: Approval of the change of zone and conditional approval of the preliminary plat.

Proponents

1. Rick Onnen of Engineering Design Consultants testified on behalf of the applicant, **Gary Christensen**. The proposed development is industrial and one commercial lot, at approximately Coddington & West "O". Streets.

The applicant agrees with the conditions of approval on the preliminary plat, except Condition #1.1.1, which denies the waiver of improvements to South Coddington. This discussion occurred in another proposal less than a year ago. In that case, the City Council denied the waiver but they did give the developer the option that if they could not form a paving district within 3 years, to come back and request the waiver again. The primary argument not to improve the street is that it is a rural section paved roadway. The traffic volume is low. The street functions fine as it is and the developer would rather not incur the costs. It also impacts the other owners along the street as it is difficult to improve due to drainage issues.

Onnen then discussed Condition #1.1.3, which requires the vacation of West M Street and West N Street west of South Coddington Avenue. West M Street exists as a right-of-way (a stub to the west) on a plat done in the late 1800's and has never been constructed. That part is integral with this plat and the developer has no problem with the vacation of M Street. They will essentially be replacing the piece of vacated right-of-way in kind with the cul-de-sac to the south and the developer would like to be able to acquire the vacated right-of-way without having to purchase it.

With regard to the vacation of West N Street, Onnen advised that West N Street is not within the boundaries of this plat and not in control of the ownership of this developer. The owner has consented to petition for the vacation and the property has since changed hands. The new owner has also agreed to petition for the vacation. The biggest problem is that that vacation is also going to require an administrative plat on that property to not provide lots without frontage. There is a time factor involved in processing that vacation and the developer does not want the vacation of West N Street to hold up this plat. This developer supports the vacation of West N Street, but would prefer it not be a condition of approval on this plat.

In response to a request for clarification by Carlson regarding West M Street, Onnen stated that the developer would essentially like to trade. The developer is moving the street and, rather than having to purchase that right-of-way at market value, the developer would like to swap that land. As part of the Ford Van Lines administrative subdivision, the developer has already bonded for the improvements

for that portion of the street. Ray Hill of Planning staff suggested that the developer contact Clint Thomas of the Real Estate Division of Urban Development regarding this issue. These arrangements should be made before the street vacation gets to the City Council. The street vacations are reviewed by the Planning Commission as to conformance with the Comprehensive Plan. If that's the case, Carlson believes the condition should remain in place and let them work the land swap out prior to City Council. Hill commented that no one disagrees with the vacation of M Street. The developer is just asking that he be given consideration not to have to pay for the land when the city vacates M Street and then turn around and dedicate an equal amount of land with the final plat. That agreement to swap is a discussion that should take place with the City Appraiser.

Carlson noted the applicant's testimony that the existing road is functioning adequately. If you add 15 new industrial users, why doesn't the curb and gutter need to be brought to urban standard? Onnen responded, stating that the uses envisioned would be low volume traffic uses such as body shops and small businesses, i.e. contractor/warehouse type facilities. Carlson believes that anything can happen in I-1 given the lot size and restrictions. Onnen noted that the lots are small. Onnen further advised that the developer has requested an assessment district for the paving. Public Works asked that it be addressed all the way from "O" Street and the developer has requested an assessment district for that piece. The agreement was if that assessment district would not be established within three years, the developer could come back and ask for the waiver again at that time.

There was no testimony in opposition.

Public hearing was closed.

CHANGE OF ZONE NO.3386

ADMINISTRATIVE ACTION BY PLANNING COMMISSION:

January 8, 2003

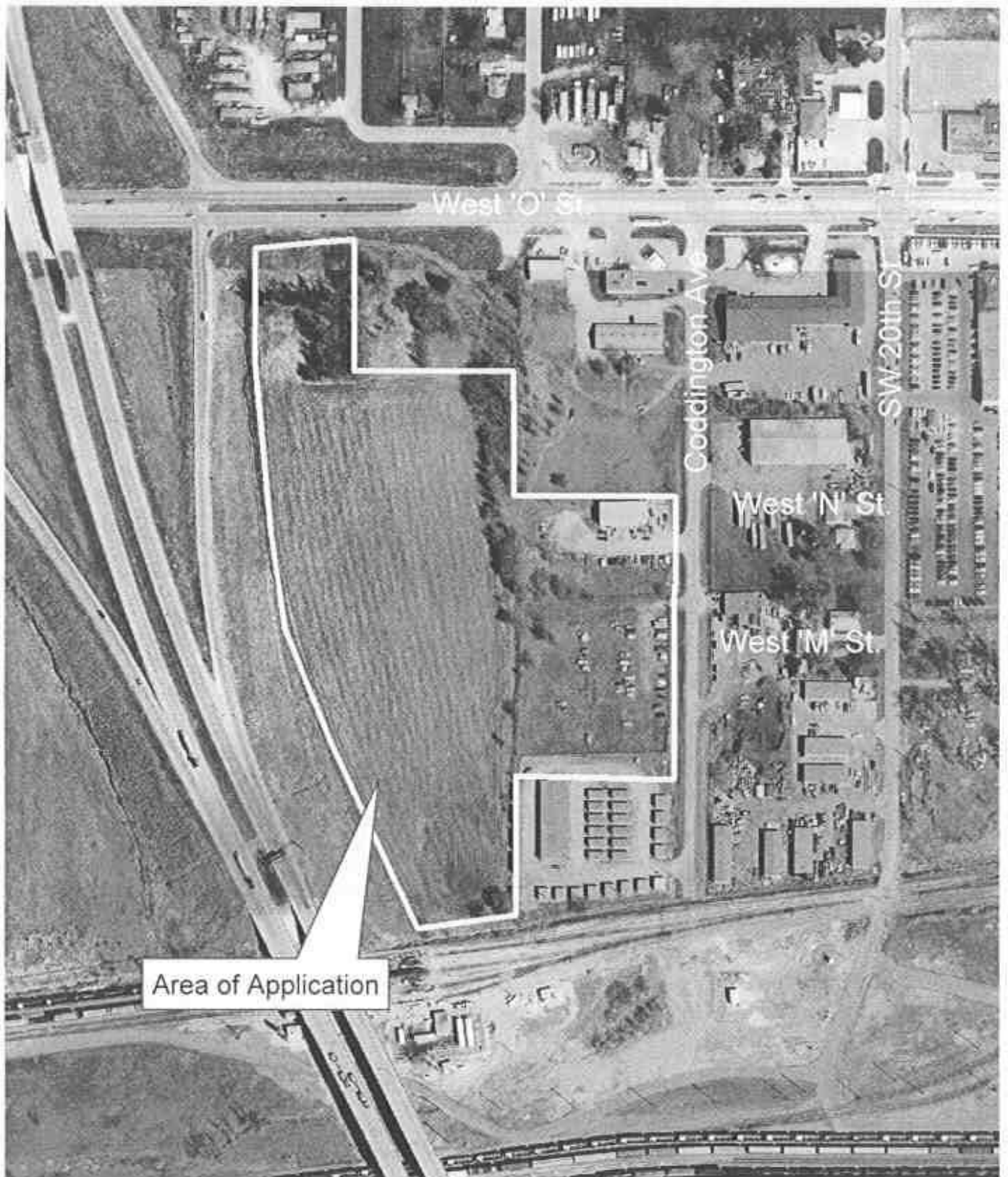
Carlson moved approval, seconded by Newman and carried 8-0: Carlson, Bills-Strand, Larson, Newman, Duvall, Taylor, Krieser and Schwinn voting 'yes'; Steward absent.

PRELIMINARY PLAT NO. 02022

ADMINISTRATIVE ACTION BY PLANNING COMMISSION:

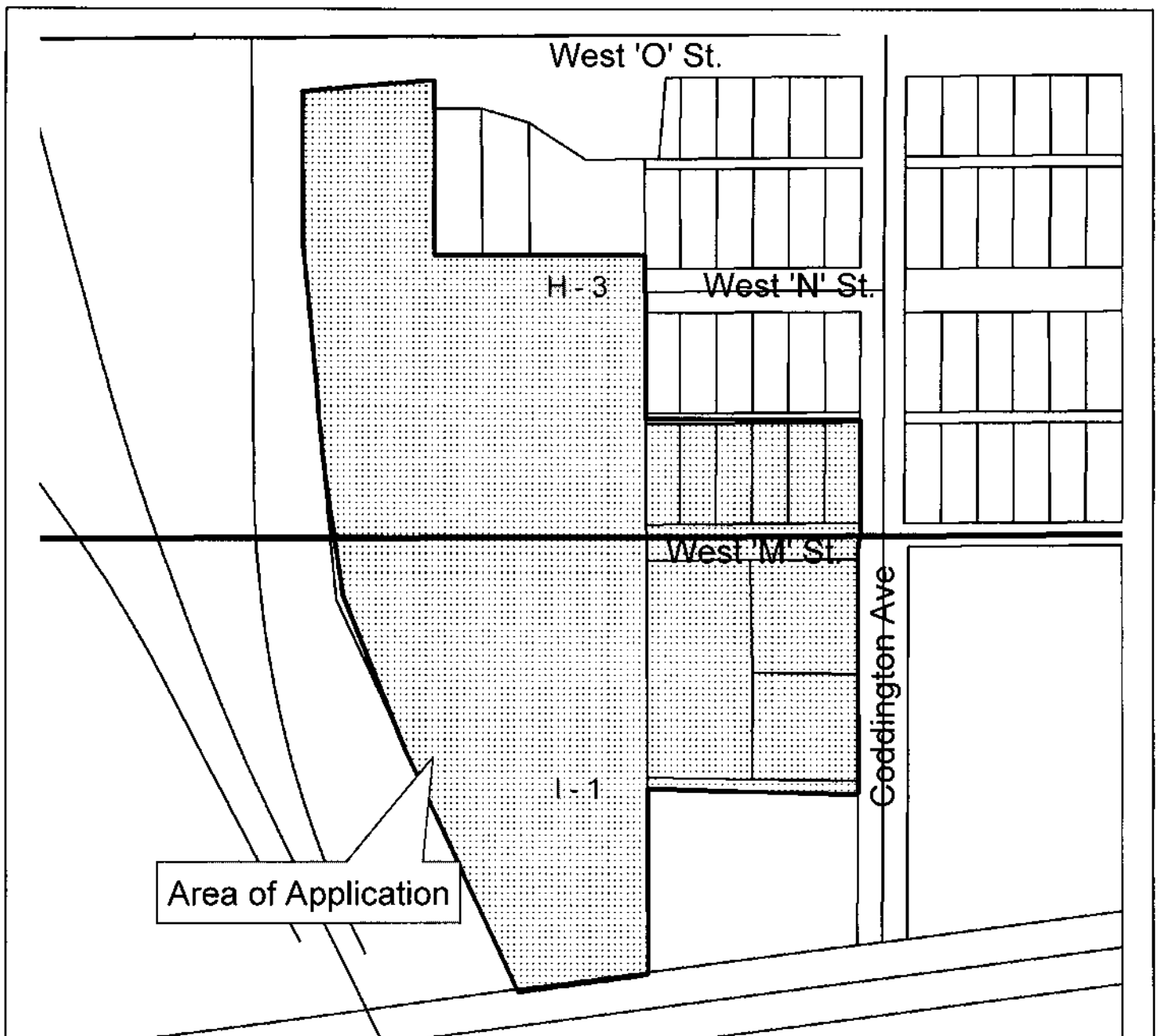
January 8, 2003

Carlson moved approval of the staff recommendation of conditional approval, seconded by Newman and carried 8-0: Carlson, Bills-Strand, Larson, Newman, Duvall, Taylor, Krieser and Schwinn voting 'yes'; Steward absent.



Preliminary Plat #02022
G & C Addition
SW 24th & West 'O' St.





Preliminary Plat #02022

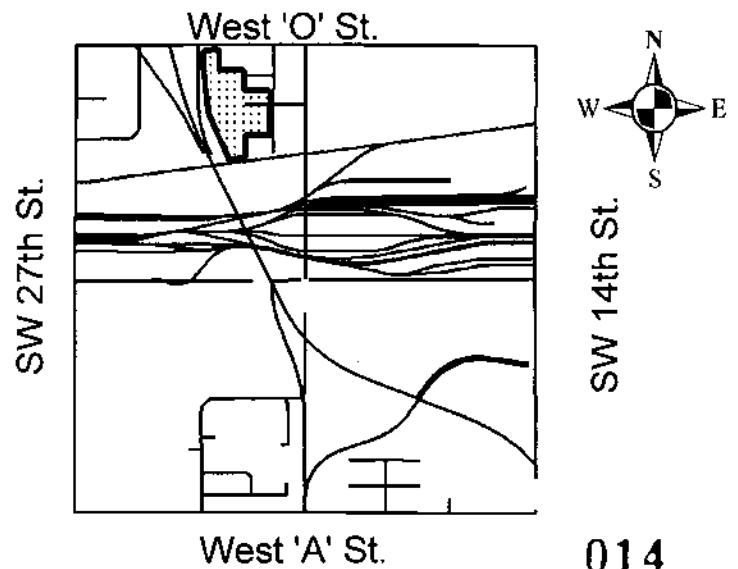
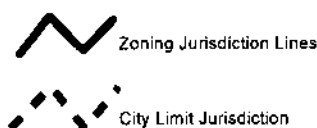
G & C Addition

SW 24th & West 'O' St.

Zoning:

One Square Mile
Sec. 28 T10N R6E

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District



SW 27th St.

SW 14th St.

014

G & C ADDITION Change of Zone Exhibit-H-3 TO I-1 Lincoln, Nebraska

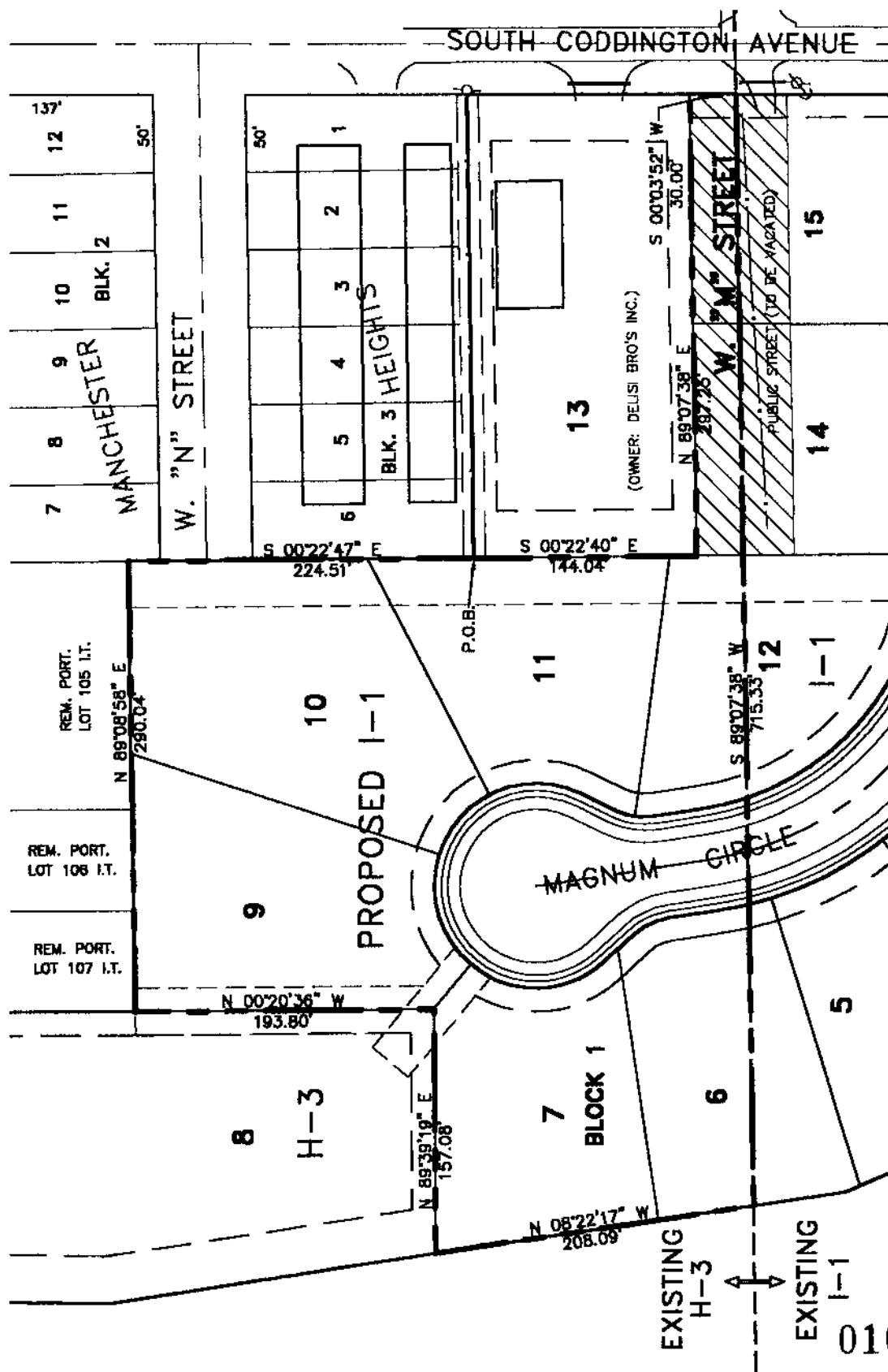
Drawn By: NLH
Dwg.: zone change
Date: 10/03/02
Job # 01-053

SHEET
1 OF 1



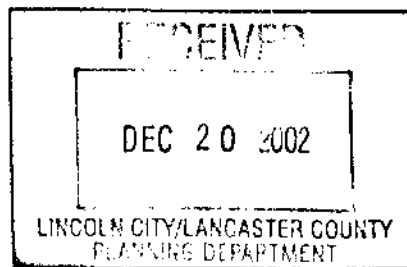
RECEIVED
OCT 8 2002
CITY OF LINCOLN
PLANNING DEPARTMENT

SCALE 1"=60'



016

November 26, 2002



Brian Will
Lincoln-Lancaster County Planning Dept.
555 South 10th Street,
Suite 213
Lincoln, NE 68508

630 North Cotner Blvd., Suite 105
Lincoln, Nebraska 68505

RE: G & C Addition, Preliminary Plat # 02022
EDC Job Number 01-053

Dear Brian:

Enclosed are the following documents as re-submittal of the above referenced preliminary plat:

1. 6 copies of Cover Sheet/Site Plan
2. 6 copies of Grading & Drainage Plan
3. 6 copies of Landscape Plan
4. Engineers Response to Planning Staff Letter
5. Corrected preliminary plat application
6. FEMA Flood Rate Insurance Map
7. 3 copies of Storm Sewer Hydraulic Grade Line Calculations
8. Proposed restrictive covenants

Petitions for vacation of West 'M' Street and West 'N' Street adjacent to this plat have been filed with the City Clerk.

The following waivers to Design Standards for Subdivisions are requested with this plat:

1. Double Frontage Lots: Lots 3 thru 8, Block 1 front to both U.S. Highway 77 and Magnum Circle. However, access to Highway 77 has been relinquished. Lot 8 also fronts to 'O' Street. Additional access to Magnum Circle is desired to improve traffic circulation within the subdivision. Note that cross parking and access easements are requested for Lots 7, 8, and 9.
2. Coddington Avenue: A waiver of urban paving design standards, including curb and gutter, sidewalks, and street trees is requested for Coddington Avenue. The street is currently a paved, rural section roadway from O Street to its terminus at the Union Pacific Rail Road. The street in its current state will adequately serve the proposed development. Creating an urban section roadway downstream of a rural section roadway may drainage issues upstream of the development. The rural section roadway does not provide space within the parkway for sidewalk or street trees.

3. Lots not Fronting to Public Street: Outlot 'A' does not abut a public street other than Highway 77. Access to the highway has been relinquished. However, access to the Outlot from Magnum Court is provided via an access easement across lot 2.
4. Dead End Street without Turnaround: West 'N' Street and West 'M' Street currently exists as dead end streets abutting the plat. Both streets exist as right-of-way only. The developer has submitted a Petition to Vacate West 'M' Street. The adjacent property owner has submitted a separate Petition to Vacate West 'N' Street.

OWNERS:

Gary and Carolyn Christensen
1101 Arapahoe Street
Lincoln, NE 68502
402-420-7777

Delisi Brothers, Inc.
Sam Delisi, President
3500 West A Street
Lincoln, NE 68522
402-438-2268

AUTHORIZED AGENT:

Engineering Design Consultants, L.L.C.
Robert L. Dean, P.E. Principal
630 North Cotner Blvd, Suite 105
Lincoln, NE 68505
402-464-4011

The following owners hold interest and/or property than is adjacent to G & C Addition:

Gates Brothers Investments, Gary Christensen, Delisi Brothers, Inc., Dennis & Mary Jane Bade, and Umbay Corporation.

Please contact me if you have any questions or require additional information.

Regards,



Richard P. Onnen, E.I.T.
Project Engineer

Enclosures

GENERAL SITE NOTES

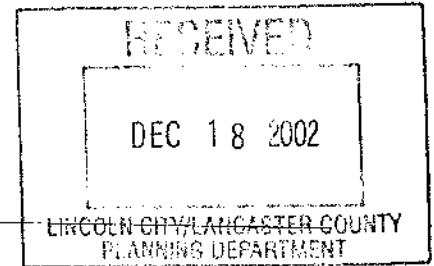
1. ALL SANITARY SEWERS AND WATER MAINS ARE TO BE PUBLIC.
2. SANITARY SEWER AND WATER LINES TO BE 8" PIPE AND 8" & 12" PVC PIPE, RESPECTIVELY, UNLESS OTHERWISE SHOWN AND TO BE BUILT TO CITY OF LINCOLN SPECIFICATIONS.
3. PARKING LOT LIGHTING, IF PROVIDED, WILL BE IN ACCORDANCE WITH THE CITY OF LINCOLN AND L.E.S. STANDARDS.
4. ORNAMENTAL STREET LIGHTING ALONG ALL PUBLIC STREETS SHALL BE IN ACCORDANCE WITH L.E.S. REGULATIONS.
5. AS PART OF THE FINAL PLAT, BLANKET UTILITY AND/OR SPECIFIC UTILITY EASEMENTS WILL BE PROVIDED TO THE SATISFACTION OF L.E.S.
6. ANY RELOCATION OF EXISTING L.E.S. FACILITIES WILL BE AT DEVELOPER'S EXPENSE.
7. THE DEVELOPER AGREES TO COMPLY WITH THE DESIGN STANDARDS OF THE CITY OF LINCOLN FOR EROSION CONTROL AND SEDIMENTATION DURING AND AFTER LAND PREPARATION AND FURTHER TO SUBMIT A SEEDING AND MAINTENANCE SCHEDULE BEFORE SITE GRADING IS COMPLETE.
8. FINAL DESIGN FOR OPEN DITCHES AND DETENTION FACILITIES SHALL CONFORM TO THE CITY OF LINCOLN DESIGN STANDARDS REQUIRING PROVISIONS TO LIMIT DEGRADATION OF THE CHANNEL AND TO MAINTAIN A STABLE SLOPE BASED ON URBANIZED RUNOFF FROM THE WATERSHED.
9. WITH THE EXCEPTION OF THE DEVELOPER'S OR HOMEOWNER'S RIGHT TO THIN AND TRIM TREES, REMOVE DEAD, DOWNED AND DISEASED TREES; FOR INSTALLATION, REPAIR, DEVELOPMENT AND CONSTRUCTION OF ROAD IMPROVEMENTS, STORM WATER, DRAINAGE IMPROVEMENTS, UTILITIES, SIDEWALKS AND HOMES APPROVED WITH A PLAT, BUILDING PERMIT OR USE PERMIT, ALL TREES NOT SHOWN TO BE REMOVED SHALL BE PROTECTED AND PRESERVED.
10. DURING CONSTRUCTION ACTIVITIES ALL TREES OR TREE MASSES TO BE PRESERVED SHALL BE CLEARLY MARKED.
11. LOT DIMENSIONS SHOWN ARE APPROXIMATE AND MAY VARY UP TO 10 FEET.
12. ALL DIMENSIONS ALONG CURVES ARE CHORD DISTANCES.
13. ALL PAVING RADII IS TO BE 30 FEET UNLESS OTHERWISE NOTED.
14. ALL INTERSECTION ANGLES SHALL BE 90° UNLESS OTHERWISE NOTED.
15. ALL ELEVATIONS ARE BASED ON NAVD 1988 DATUM.
16. ALL PARKING STALLS FOR THE DISABLED SHALL BE IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT, (FEDERAL REGISTER/VOL 58, NO. 144/RULES AND REGULATIONS).
17. ALL SIDEWALKS ADJACENT TO STREETS ARE TO BE IN PUBLIC R.O.W.
18. LOCATION AND LAYOUT OF BUILDINGS MAY BE CONSTRUCTED ANYWHERE WITHIN THE BUILDING SETBACK SHOWN.
19. EAVES, OVERHANGS, WINDOW SWINGS, DOOR SWINGS, AIR CONDITIONER UNITS, ETC. CAN ENCR OACH OVER THE SETBACK LINES. ENCROACHMENTS ARE NOT ALLOWED OVER PROPERTY LINES AND MUST CONFORM TO BUILDING AND LIFE SAFETY CODE REQUIREMENTS.
20. ALL LANDSCAPING AND SIGNAGE WILL BE LOCATED OUTSIDE OF THE CRITICAL SIGHT TRIANGLE. LOCATION AND SPECIES OF LANDSCAPE TREES AND SHRUBS MAY CHANGE WITHIN THE GUIDELINES OF THE CITY OF LINCOLN PARKS DEPARTMENT AND THE DESIGN STANDARDS FOR ZONING.
21. DETAILS OF ALL SIGNS, INCLUDING TYPE, LOCATION, HEIGHT AND SIZE WILL BE SUBMITTED SEPARATELY FOR REVIEW WITH THE BUILDING PERMIT. SIGNS SHALL BE PERMITTED AND LOCATED IN ACCORDANCE WITH THE CITY OF LINCOLN SIGN CODE. INDIVIDUAL SIGNS WHICH MEET THE ZONING REQUIREMENTS ARE NOT REQUIRED TO BE SHOWN ON THE SITE PLANS AND THAT NO ADMINISTRATIVE AMENDMENT WILL BE REQUIRED. SUBDIVISION AREA SIGNS IN THE FRONT YARD SETBACKS WILL REQUIRE AN ADMINISTRATIVE AMENDMENT TO THE LANDSCAPE PLAN.
22. EXISTING AND PROPOSED ZONING IS H-3 AND I-1.
23. DIRECT ACCESS TO U.S. HIGHWAY 77 SHALL NOT BE PERMITTED FROM LOTS 3-8 AND OUTLOT A, BLOCK 1.
24. MAINTENANCE OF ALL OUTLOTS AND DRAINAGE AREAS SHALL BE THE RESPONSIBILITY OF THE DEVELOPER UNTIL SUCH TIME THAT THE RESPONSIBILITY IS ASSUMED BY THE NEIGHBORHOOD BUSINESS OWNERS ASSOCIATION.
25. CROSS PARKING AND ACCESS EASEMENTS SHALL BE GRANTED FOR LOTS 7, 8, AND 9.
26. THE FOLLOWING WAIVERS TO DESIGN STANDARDS FOR SUBDIVISIONS ARE REQUESTED:
 - A. DOUBLE FRONTAGE LOTS: LOTS 3 THRU 8, BLOCK 1.
 - B. CONCRETE CURB AND GUTTER: CODDINGTON AVENUE.
 - C. SIDEWALK: CODDINGTON AVENUE.
 - D. STREET TREES: CODDINGTON AVENUE.
27. DIRECT VEHICULAR ACCESS IS RELINQUISHED TO U.S. HIGHWAY 77 FROM LOTS 3 THRU 8 AND OUTLOT A. DIRECT VEHICULAR ACCESS TO 'O' STREET IS RELINQUISHED FROM LOT 8 EXCEPT VIA THE EXISTING FRONTAGE ROAD.



PRELIMINARY PLAT LEGAL DESCRIPTION

A LEGAL DESCRIPTION OF LOT 125 I.T., LOTS 3 AND 4, FORD VAN LINES ADDITION AND LOTS 7 THRU 12 AND THE SOUTH HALF OF THE VACATED EAST-WEST ALLEY, BLOCK 3, MANCHESTER HEIGHTS ADDITION, AND THE ABBUTTING WEST 'M' STREET RIGHT-OF-WAY, LINCOLN, LANCASTER COUNTY, NEBRASKA IN THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 10 NORTH, RANGE 6 EAST OF THE 6TH P.M. AND MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 125; THENCE: S83°35'21"W, (ASSUMED), ON THE SOUTH LINE OF SAID LOT 125 AND THE NORTHERLY RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN RAILROAD, A DISTANCE OF 185.40 FEET; THENCE: N23°13'45"W, ON THE WESTERLY LINE OF SAID LOT 125 AND THE EASTERLY RIGHT-OF-WAY LINE OF HIGHWAY 77, A DISTANCE OF 578.15 FEET; THENCE: N08°28'28"W, ON SAID LINE, A DISTANCE OF 482.37 FEET; THENCE: N00°55'14"E, ON SAID LINE, A DISTANCE OF 212.16 FEET; THENCE: N86°21'01"E, ON THE NORTHERLY LINE OF SAID LOT 125 AND THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST O STREET, A DISTANCE OF 183.30 FEET; THENCE: S00°20'41"E, A DISTANCE OF 240.42 FEET; THENCE: N89°08'58"E, A DISTANCE OF 290.02 FEET; THENCE: S00°22'47"E, ON THE EAST LINE OF SAID LOT 125, A DISTANCE OF 224.51 FEET; N89°08'27"E, A DISTANCE OF 298.39 FEET; THENCE: S00°04'26"E, ON THE WEST RIGHT-OF-WAY LINE OF SOUTH CODDINGTON AVENUE, A DISTANCE OF 173.99 FEET; THENCE: S00°29'41"W, ON SAID LINE, A DISTANCE OF 189.87 FEET; THENCE: N89°30'19"W, A DISTANCE OF 146.23 FEET; THENCE: S00°29'41"W, A DISTANCE OF 145.00 FEET; THENCE: N89°30'19"W, A DISTANCE OF 146.21 FEET; THENCE: S00°17'23"E, A DISTANCE OF 249.03 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 12.211 ACRES MORE OR LESS.

M e m o r a n d u m



To: Brian Will, Planning Department
From:  Chad Blahak, Public Works and Utilities
 Dennis Bartels, Public Works and Utilities
Subject: G & C Addition Preliminary Plat
Date: December 17, 2002
cc: Randy Hoskins
Dennis Bartels
Nicole Fleck-Tooze
Devin Biesecker

Engineering Services has reviewed the re-submitted preliminary plat and use permit for G & C Addition, located at South Coddington and West O Streets and has the following comments:

1. Water - The water system for this plat is satisfactory.
2. Sanitary Sewer - The sanitary sewer system for this plat is satisfactory.
3. Grading/Drainage - The curve numbers used in the drainage analysis do not match the values in the curve number calculations. The drainage study should be revised accordingly.

The south side of the proposed detention cell top of bank width is less than the minimum 14' required by city design standards. The grading should be revised accordingly maintaining required storage capacity.

What channels are to conform to the proposed channel detail? Contours should be shown on plan to indicate where engineered channels are located. Also, include in the detail the 100 year flow elevations.

The grading on the east side of Lots 10, 11, and 12 show the channel outside of the drainage easement. Show that the channel inside the drainage easement is sufficient to accommodate the design storm.

Streets - This preliminary plat should be recommended for approval subject to the vacation for M Street and N Street. The street configuration is not satisfactory unless the streets are vacated.

5. Requested Waivers - Coddington Avenue paving from O Street south to the south limits of this plat is a rural cross-section street with open ditches. This paving is substandard to meet subdivision regulations. Engineering Services recommends that no waivers be approved. If the street is paved per standards, sidewalks can be built so the request to waive sidewalks is also recommended for denial.
6. General - The information shown on the preliminary plat relating to the public water main system, public sanitary sewer system, and public storm sewer system has been reviewed to determine if the sizing and general method providing service is satisfactory . Design considerations including, but not limited to, location of water main bends around curves and cul-de-sacs, connection of fire hydrants to the public main, temporary fire hydrant location, location and number of sanitary sewer manholes, location and number of storm sewer inlets, location of storm sewer manholes and junction boxes, and th method of connection storm sewer inlets to the main system are not approved with this review. These and all other design considerations can only be approved at the time construction drawings are prepared and approved.